**REAP PROGRAM OVERVIEW**

**Program Purpose and Description**

Regional Economic Assistance Projects (REAP) provides a mechanism for local and state governments and the private sector to cooperate on large-scale tourism-related projects with multiple uses that will create jobs and enhance the local tax base. REAP will assist in producing growth and development, particularly in rural areas, resulting in additional local tax revenue and providing high-caliber employment opportunities in the tourism and hospitality industries. Upon meeting the requirements of the REAP statute and the REAP Rules, including local government endorsement and certification by the Georgia Department of Community Affairs, a developer of a certified REAP project may apply to the Georgia Department of Revenue for a state license for the sale of malt beverages, wine, or distilled spirits by the drink for consumption on the premises only.

**Criteria for Eligibility**

Eligible applicants for REAP designation are developers of projects as those terms are defined in sections 110-20-1-.02(6) and (10) of the REAP Rules. In order to receive REAP certification, a project, in combination with any adjacent facility included by a reciprocal use agreement, must (a) be not less than 250 acres in size or located on or adjacent to a lake of not less than 2,500 acres in size, (b) where required, have zoning which is appropriate to the planned uses and plans which are consistent with other land use regulations, and (c) provide for at least three of the following criteria: (i) one or more regulation 18-hole golf courses, with a clubhouse providing food service, (ii) a commercial boat marina with at least 300 boat slips and a facility providing food service, (iii) a full-service restaurant with minimum seating for 75 or more persons, (iv) at least 100 residential units, (v) at least 200 rooms for overnight stays, (vi) conference facilities with capacity for 150 participants, or (vii) be located in a county in which a state-operated facility or authority provides services or products, or both, to the general public.

A project that does not include an adjacent facility subject to a reciprocal use agreement need only meet two of the criteria listed above in (c). Upon determination by the Commissioner that the project will confer substantial benefits upon the local jurisdiction, application of not more than one of the criteria set forth in Code section 50-8-191 or the program rules may be waived at the applicant's request.

**Criteria for Selection**

All applications received from eligible applicants will be reviewed by the Department to determine whether a project meets the REAP criteria and complies with the REAP Rules.

**How to Apply**

Applicants must first submit an application to the municipal corporation or county in which the project will be located, as specified in Code section 50-8-191(a) and section 110-20-1-.05(6) of the Rules. Upon approval of the project by resolution of the proper local government, the applicant must submit an application to the Department of Community Affairs, with supporting documentation from the local government. The application will also require a comprehensive economic and development impact study, in accordance with section 110-20-1-.05(5) of the REAP Rules.

A nonrefundable application and processing fee of $5,000 is required with each application.

A REAP application packet, including a template for the required local government resolution, may be obtained from the Department of Community Affairs at the address below. A digital copy of the REAP application signature page and additional application guidance can also be found on the REAP webpage.

GEORGIA DEPARTMENT OF COMMUNITY AFFAIRS

Attn: Regional Economic Assistance Projects

Community Development and Finance Division

60 Executive Park South, NE Atlanta, Georgia 30329-2231

Sally Mrus: (404) 982-3400

**Reporting Requirements for Existing REAP Projects:**

After receipt of a Certificate of Compliance, applicants must submit an annual progress report (APR) to the Department. A processing and monitoring fee is required with each APR. The annual report is due on the anniversary of the certification date. Upon failure to submit a timely and acceptable annual report, the Department shall revoke the applicant's Certificate of Compliance and shall notify the Department of Revenue, and other applicable state agencies, of the same. For APR forms and guidance on submission, please contact the REAP Program Coordinator, Sally Mrus, at (404) 982-3400 or [sally.mrus@dca.ga.gov](mailto:sally.mrus@dca.ga.gov).